

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		BRANTWOOD RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	FIMIANI GERALD J & MARY C		
Owner 2:			
Owner 3:			
Street 1:	72 BRANTWOOD ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Clapboard Exterior and 3310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.25018	Total SF/SM:	10898	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	605.020	Spl Credit	Total:	605.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10898.000	548,600	21,400	605,000	1,175,000
Total Card	0.250	548,600	21,400	605,000	1,175,000
Total Parcel	0.250	548,600	21,400	605,000	1,175,000
Source: Market Adj Cost	Total Value per SQ unit /Card:			354.98	/Parcel: 354.98

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	548,600	21400	10,898.	605,000	1,175,000		Year end	12/23/2021
2021	101	FV	532,900	21400	10,898.	605,000	1,159,300		Year End Roll	12/10/2020
2020	101	FV	532,800	21400	10,898.	605,000	1,159,200	1,159,200	Year End Roll	12/18/2019
2019	101	FV	396,500	21700	10,898.	638,600	1,056,800	1,056,800	Year End Roll	1/3/2019
2018	101	FV	393,300	21000	10,898.	470,600	884,900	884,900	Year End Roll	12/20/2017
2017	101	FV	393,300	0	10,898.	450,400	843,700	843,700	Year End Roll	1/3/2017
2016	101	FV	393,300	0	10,898.	416,800	810,100	810,100	Year End	1/4/2016
2015	101	FV	383,300	0	10,898.	349,600	732,900	732,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS


[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
6/11/2014	Info Fm Prmt	PC	PHIL C
4/2/2009	Inspected	163	PATRIOT
2/5/2009	Measured	372	PATRIOT
1/5/2000	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	266	PATRIOT
8/1/1992		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

PRINT	
Date	Time
12/30/21	10:53:37
LAST REV	
Date	Time
01/18/18	14:53:2
apro	
10542	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	87211
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



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Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	05	- Garrison
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1986	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G18	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X18	A	AV	2016		0.00	T	2.4	101					
4	Garage W/Lof	D	Y	1	26X33	G	GD	2015		24.63	T	2.4	101		20,600			20,600
19	Patio	D	Y	1	14X16	A	AV	2016		3.92	T	5	101		800			800

More: N Total Yard Items: 21,400 Total Special Features: Total: 21,400

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	GD	- Good	12.1	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			12.1	%

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	1.05446839
Const Adj.:	1.00999999
Adj \$ / SQ:	149.102
Other Features:	103411
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624117
Depreciation:	75518
Depreciated Total:	548599

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM	7	BR	3	Baths	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

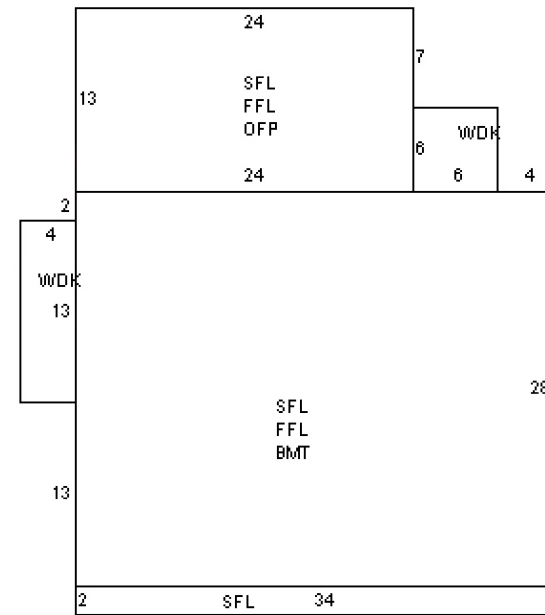
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	164.01	
Special Features:	0	Val/Su Net:	138.96	
Final Total:	548600	Val/Su SzAd	211.33	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	1,332	149.100	198,604	
FFL	First Floor	1,264	149.100	188,465	
BMT	Basement	952	72.070	68,613	
OFP	Open Porch	312	22.010	6,866	
WDK	Deck	88	16.160	1,422	
Net Sketched Area:		3,948	Total:	463,970	
Size Ad	2596	Gross Area	3948	FinArea	3310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc.

